144.0	0002	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	741,700 / 741,700
					USE VALUE:	741,700 / 741,700
					ASSESSED:	741,700 / 741,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
179		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BAUER PAUL L
Owner 2:	POLLACK ALEXIA E
Owner 3:	
Street 1:	179 HIGHLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BAUER PAUL -
Owner 2:	POLLACK ALEXIA -
Street 1:	179 HIGHLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476-7846

NARRATIVE DESCRIPTION

This parcel contains 4,605 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1924, having primarily Vinyl Exterior and 1539 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4605.000	291,200	4,000	446,500	741,700
Total Card	0.106	291,200	4,000	446,500	741,700
Total Parcel	0.106	291,200	4,000	446,500	741,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 482.09 | /Parcel: 482.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 93794

GIS Ref

GIS Ref

Insp Date 12/09/17

!11208!

PREVIOUS ASSESSMENT

Parcel ID 144.0-0002-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	291,200	4000	4,605.	446,500	741,700	741,700	Year End Roll	12/18/2019
2019	101	FV	231,100	4000	4,605.	418,600	653,700	653,700	Year End Roll	1/3/2019
2018	101	FV	207,500	3400	4,605.	346,100	557,000	557,000	Year End Roll	12/20/2017
2017	101	FV	207,500	3400	4,605.	318,100	529,000	529,000	Year End Roll	1/3/2017
2016	101	FV	207,500	3400	4,605.	290,200	501,100	501,100	Year End	1/4/2016
2015	101	FV	196,000	3400	4,605.	284,700	484,100	484,100	Year End Roll	12/11/2014
2014	101	FV	196,000	3400	4,605.	264,600	464,000	464,000	Year End Roll	12/16/2013
2013	101	FV	196,000	3400	4,605.	251,700	451,100	451,100		12/13/2012

PRINT

Date	Time
12/11/20	01:24:12

LAST REV

Date	Time
03/07/18	10:17:49
apro	
11208	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAVIDS PAUL L	30471-333		7/28/1999		333,000	No	No		
SCHREITER GRACE	23190-125		5/17/1993		190,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/29/2006	725	Re-Roof	7,269					

ACTIVITY INFORMATION

Date	Result	By	Name
12/9/2017	Inspected	PH	Patrick H
11/29/2017	MEAS&NOTICE	HS	Hanne S
11/11/2008	Meas/Inspect	163	PATRIOT
4/13/2000	Inspected	276	PATRIOT
12/1/1999	Mailer Sent		
11/17/1999	Measured	270	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	93794
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4605		Sq. Ft.	Site		0	80.	1.21	9									446,519						446,500	

Total AC/HA: 0.10572 | Total SF/SM: 4605 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 446,519 | Spl Credit | Total: 446,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	2 - Good		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98980206
Adj $ / SQ:	173.710
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	357754
Depreciation:	66542
Depreciated Total:	291212

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

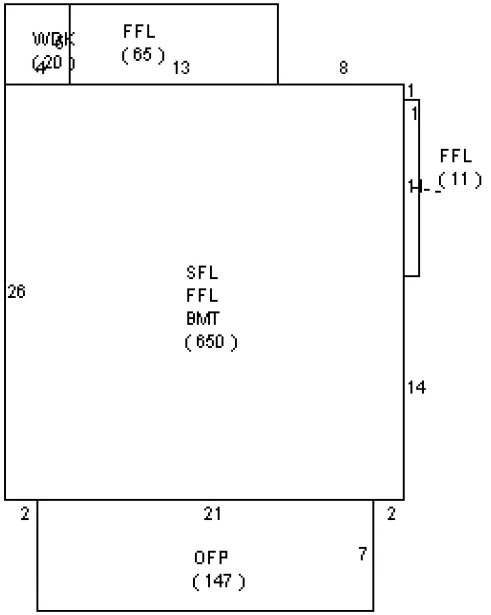
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	173.71
Special Features:	0	Val/Su Net:	132.79
Final Total:	291200	Val/Su SzAd	211.63

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	726	173.710	126,114
BMT	Basement	650	60.580	39,378
SFL	Second Floor	650	173.710	112,912
OFP	Open Porch	147	27.440	4,034
WDK	Deck	20	15.840	317

Net Sketched Area:	2,193			Total:	282,755
Size Ad	1376	Gross Are	2193	FinArea	1539

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 144.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1924	26.57	T	40	101			3,400			3,400
19	Patio	D	Y	1	11X13	A	AV	2000	4.87	T	15.2	101			600			600

More:	N	Total Yard Items:	4,000	Total Special Featues:		Total:	4,000